



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: _____ - PA - _____

Coordinator: _____

Case No.: _____ - _____ - _____

Project Name: _____

Project Location: 4415 N. CIVIC CENTER PLAZA

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: D/OR-2 DO Proposed Zoning: SAME

Number of Buildings: 1 Parcel Size: 51,570 SF (1.18 AC)

Gross Floor Area/Total Units: 78,755 Floor Area Ratio/Density: FAR = .119

Parking Required: 128 Parking Provided: 77 (EXISTING)

Setbacks: N - Ø S - Ø E - Ø W - 16'

Description of Request:

Hotel Indigo – Scottsdale. This project is a renovation of the Hampton Inn hotel building (4 story plus ground floor parking garage) existing at the project address into the new brand; Hotel Indigo. Exterior improvements to the building include adding a 1400 square foot balcony and enlarging some the windows into doors on the west side (at the balcony), which is effectively the front of the building. Also, the pool deck area will be improved and enlarged with new site walls and landscaping along with new landscaping throughout and a repaint of the exterior. The site layout as it exists will not change in any significant way. There are currently parking spaces under the building, behind it and on an included but almost separate parcel to the north. The parking count will not change under this submittal. There are no proposed changes to the site grading so there will be no change to drainage or other infrastructure. The proposed project use is the same as the existing building so it is in conformance with current zoning. The exterior will not be changed other than mentioned above (balcony and paint) so the building and site's relationship to context will not be radically altered but will have an improved sense of entry under the new balcony.

53-DR-1994#2

07/21/2006

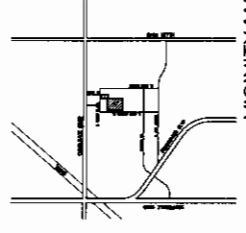
Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



PRELIMINARY SITE PLAN

VICINITY MAP



C1.1
07/21/06
00:00:00

PRELIMINARY SITE PLAN
HOTEL INDIGO - D.R.B. SUBMITTAL
4415 N. CIVIC CENTER PLAZA, SCOTTSDALE, ARIZONA 85251

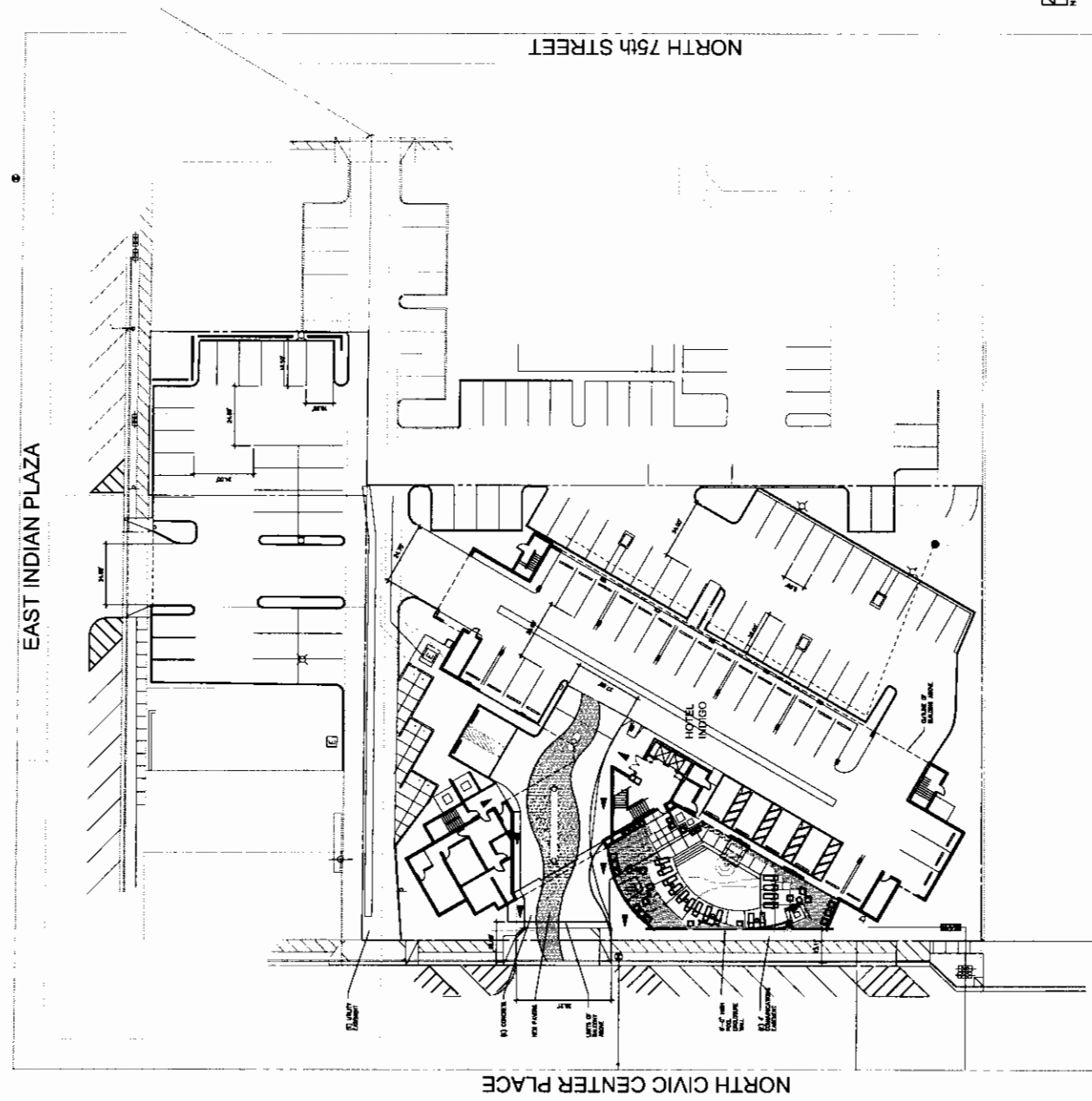
53-DR-1994#2
07/21/2006

PROJECT DATA

DATE: 07/21/06
 GROSS SITE AREA: 1.04 ACRES (45,077 S.F.)
 NET SITE AREA: 1.18 ACRES (51,470 S.F.)
 GROSS FLOOR AREA ALLOWED: 42,000 S.F.
 GROSS FLOOR AREA PROVIDED: 42,000 S.F.
 REQUIRED PARKING: 177 SPACES
 PROVIDED PARKING: 77 SPACES
 BALCONY HEIGHT ALLOWED: 7'-0"
 BUILDING HEIGHT PROVIDED: 60'-0"

LEGEND

- EXISTING AND SITE OF EXIST. AND NEW
- NEW EXISTING

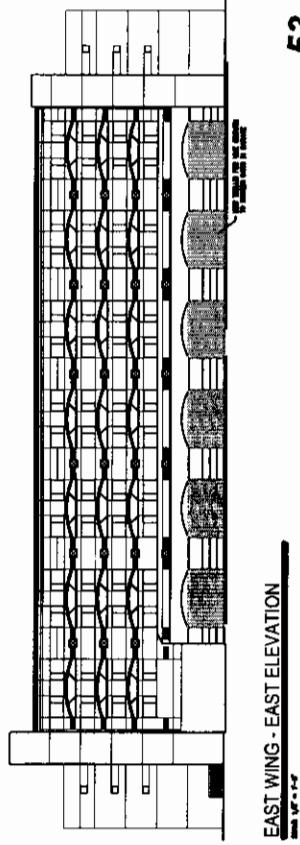
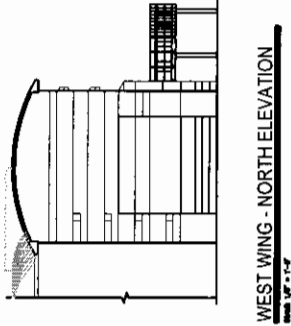
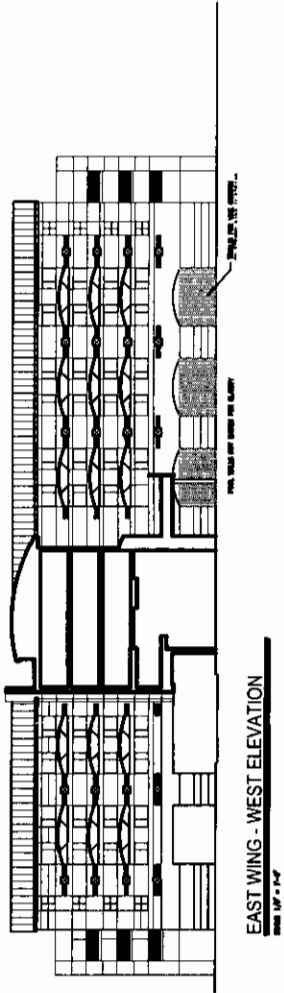
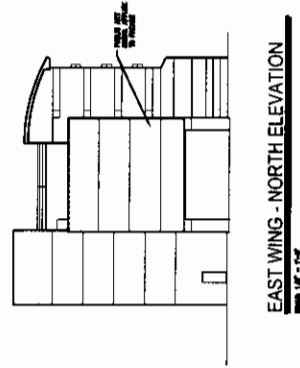
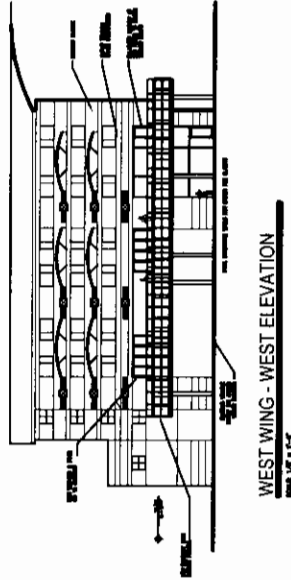
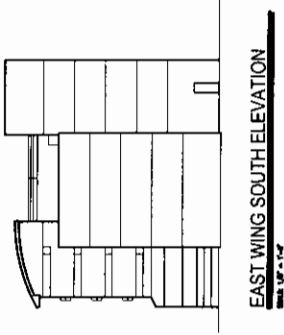


NORTH CIVIC CENTER PLAZA

NORTH 75th STREET

EAST INDIAN PLAZA

EXTERIOR ELEVATIONS
Scale: 1/8" = 1'-0"



53-DR-1994#2
07/21/2006





VINE PLANTING

WELDED WIRE
MESH SCREEN

53-DR-1994#2

07/21/2006

HOTEL INDIGO- Proposed Green Screen at Garage

C.O.S. 476-PA-2006

FLOOR ASSOCIATES
DATE: 07-21-06



53-DR-1994#2

07/21/2006